

# BOSWINNEY

CHURCH LANE, LELANT, ST IVES, WEST CORNWALL



LILLICRAP CHILCOTT  
THE CORNWALL ESTATE AGENT







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To be sold for the first time in 45 years.

Facing due south, just moments from West Cornwall Golf Club with Porthkidney Beach beyond, a notable and dignified detached residence, believed designed by Cornelius and built circa 1934, occupying extensive very private sheltered and established gardens and grounds of approximately 0.8 of an acre and commanding panoramic rural and coastal vistas. This sale is an outstanding chance to acquire one of this very sought after district's 'landmark' near coastal houses – once the home of a titled Olympic Gold medallist which, whilst very well maintained over the decades, offers very evident scope to gently refurbish and possibly extend (subject to all requisite consents) resulting in a residence of significantly greater worth – such is the excellence and rarity of a house of this grandeur, architecture, grounds and location. Interested parties are advised to make viewing arrangements, by appointment only, as soon as possible through the Sole Agent.

## SUMMARY OF ACCOMMODATION

In all, about 3,352sq.ft.

**Ground Floor** Stepped granite portico, reception hall, cloaks/wc, study, drawing room, dining room, kitchen (re-fitted), larder, utility, side hall, conservatory, sitting room/study, shower room (easily forming an annexe).

**First Floor** Galleried landing, 4 double bedrooms, bathroom (re-fitted), family bathroom, wc.

**Outside** Gravelled driveway, single garage, greenhouse, wood store. Long established south-backing gardens – stone and gravelled terraces, sweeping lawns, glorious shrub and flower borders, tall, hedged boundaries, abutting fields all around.

In all, approximately 0.8 of an acre.

Viewing strictly by appointment through the vendors' Sole Agent:

**Lillicrap Chilcott**

Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.

Tel: 01872 273473

Email: [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)

[www.lillicrapchilcott.com](http://www.lillicrapchilcott.com)





## LOCATION

Boswinney is one of the original grand houses of Lelant, a village considered by many as one of the loveliest, and most picturesque, in Cornwall. Situated in the sought after Church Lane, the house occupies a wonderful tranquil setting, surrounded by countryside and only a short walk from West Cornwall Golf Club. Founded in 1889, the club is the oldest existing course in the county and offers a superb Links course providing perfect golfing all year round. It also provides access to one of Cornwall's best kept secrets – Porthkidney Sands. Described by many as a locals' beach, Porthkidney can only be approached on foot by a little known footpath that takes you beside the church and across the golf course to reach its idyllic, and seemingly endless, golden sands. Those who discover it find dazzling blue waters that are ideal for kitesurfing, windsurfing and surfing while walkers will love the footpath that continues beyond the beach to Carbis Bay and St Ives.

There are pubs, shops, a deli, restaurant and a post office within walking distance, along with a branch line train station which runs from the mainline at nearby St Erth to St Ives via Lelant and Carbis Bay. From St Erth, there is a direct rail link to London Paddington as well as access to the A30 expressway for road travel around and out of Cornwall.

## DESCRIPTION

Just a short walk from one of Cornwall's most beautiful beaches, Boswinney is an impressive and much-admired residence of elegant proportions and unmistakable 1930s architectural distinction. Believed to have been designed by the renowned architect Alfred Cornelius who was assistant to the most prominent Cornish architect of the time, Silvanus Trevail, the property displays an enviably fine balance of scale, natural light and period detailing. Set centrally within its own broad, beautifully landscaped gardens, the house enjoys a south-facing orientation with sweeping countryside views that stretch towards Trencrom Hill to the right and Tregonning Hill to the left. There are just two fields separating Boswinney from the beach and coastal footpath. Internally, the accommodation extends to over 3,300sq.ft., with an exceptional sense of space throughout, including a particularly fine reception hall, generous formal and informal living areas, and a versatile suite of ground floor rooms ideal for guest use or as an annexe. Upstairs, each of the four double bedrooms enjoys a lovely outlook and abundant natural light. With well-preserved original features, sympathetic modern updates and clear potential for enhancement or expansion (subject to all requisite consents), Boswinney offers a rare and very exciting opportunity to acquire one of Lelant's truly landmark homes.



## THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

A slightly curved topped painted panelled wood door from the drive opens to:-

**LOBBY** Hardwood parquet floor with a granite threshold and recessed mat well. Period painted panelled wood doors to the reception hall and:-

**WC** Off white wc and matching cantilevered wash basin with period style chrome tap and tiled splashback behind. Obscure multi pane window, radiator, tiled floor.

**RECEPTION HALL – 12'2" x 10'7" plus inner halls off** A wonderful central hall with a galleried landing above and area of double volume ceiling, with the remainder being beamed with supporting timber columns and matching high level display shelving. Large arched topped leaded window to the front, staircase, with a cupboard beneath, rising to the first floor, alarm system control panel, thermostatic heating control, radiators, concealed cloaks area with shelving, coat hooks and a further small window. Doors to:-

**DINING ROOM – 14'1" x 12'** Broad multi pane window facing south over the gardens to countryside beyond. Latticed ceiling, picture rails, recessed painted half leaded glazed cabinet, radiator. Pair of painted period folding piano hinged doors to:-

**DRAWING ROOM – 22'8" x 13'** High level broad multi pane window to the front and a large double glazed multi pane window to the rear with a double glazed door opening onto the sun terrace. Latticed ceiling, attractive stone fireplace in a shallow recess with a Jetmaster control burner and with an open grate, period door returning to the reception hall, radiator. The sitting room and drawing room can be used as one large open-plan living space.

**STUDY – 11' x 10'4"** Broad multi pane window facing south over the garden to countryside beyond, radiator, recess cupboard and display area, fitted shelving, desks and cupboards.

**KITCHEN / BREAKFAST ROOM – 14'1" x 12'** Large multi pane double glazed window facing south over the gardens to countryside. Newly fitted with a range of light wood fronted base and wall mounted cabinets with glazed splashback and a Franke sink and drainer with mixer tap over. Two ovens, an induction hob and dishwasher. Deep recess that may have previously been a fireplace with fitted painted cupboards to either side and cabinets above. Wood laminate flooring. Inset downlighters, radiator, breakfast table. Doors to the utility, side lobby and:-

**LARDER** A walk-in larder with a slate cold shelf, additional shelf and an oval multi pane window to the front. Space for a freezer, microwave etc.

**SIDE LOBBY** Half glazed door to the driveway with a mat well below and further door to:-

**UTILITY** Fitted shelving around two walls, space for two appliances, wood laminate floor, small window.

**LOBBY** Large south facing window, Worcester mains gas fired boiler, storage cupboard with worktop over, double glazed door opening to the sun terrace. Door to the sitting room.





The following suite of rooms could be used as an annexe if desirable.

**SITTING ROOM / STUDY / BEDROOM 5 – 19'1" x 12'7" max** Dual aspect with a double glazed window overlooking the orchard and also a large double glazed window overlooking the garden to countryside beyond. Pair of double glazed double doors opening into the conservatory and therefore also looking through to the garden, folding doors to a fitted wardrobe/cupboard, radiators, picture rail. Glazed panel and door to an entrance hall.

**CONSERVATORY – 10'10" x 10'10"** Double glazed windows on three sides under a high vaulted polycarbonate roof. Tiled floor, double doors to the sun terrace, radiator.

**ENTRANCE HALL** Obscured double glazed door to the driveway, large cloaks cupboard, bookshelving, radiator. Door to:-

**SHOWER ROOM** Sanitaryware including a wc and wash basin set into a wooden cabinet. Glazed screened shower enclosure with a Mira mixer shower. Tiled walls where necessary, tiled floor, radiator, chrome electrically heated towel rail, obscured double glazed window, striplight and shaver socket over the wash basin, extractor fan.

In the hall, a turning wooden staircase leads to:-





FIRST FLOOR

**LANDING** Galleried over the reception hall with a wooden handrail above the large arch topped window. Two further multi pane windows, one with a glimpse of the sea and beach at Gwithian. Period doors to a store cupboard, walk-in linen cupboard and:-

**BEDROOM 1 – 14’4” x 13’** Broad multi pane window to the southern side with views over the garden to miles of countryside and further multi pane window to the east, again with far reaching countryside views. White painted fitted wardrobes and dressing area with mirror behind, radiator. Adjacent:-

**BATHROOM** Corner bath with chrome mixer tap and hand shower attachment, wash basin with a chrome mixer tap set onto a tiled worktop with a cupboard below. Tiling around three walls to half height, radiator/towel rail, broad multi pane window to the front, electric shaver socket.

**BEDROOM 2 – 14’2” x 12’** Broad multi pane window facing south towards the views, white painted fitted wardrobes and cupboards, radiator, white period wash basin with chrome taps set into a recess with white cabinets and drawers below and a striplight with electric shaver socket over.

**BEDROOM 3 – 13’9” x 14’ max** Exceptionally broad multi pane window facing south over the gardens to countryside, full wall of fitted wardrobes and cupboards with a recessed period wash basin over a louvred doored cabinet with a striplight and shaver point above. Radiator, cream painted wood panelling to picture rail height.

**BEDROOM 4 – 20’8”x 17’5”** Dual aspect with a large double glazed window to the south and two large Velux roof windows with views over the gardens. Large amount of fitted wardrobes and cupboards, radiators, further multi pane window to the front.

**BATH / SHOWER ROOM** White sanitaryware including a wc and broad wash basin set into a vanity unit with backlit mirror over. Bath, corner shower with glazed enclosure, chrome ladder style heated towel rail, view out of a multi pane window over countryside, electric shaver point.

**WC** White high flush wc, multi pane window to the side, wood laminate floor, radiator.



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Approximate Area = 3131 sq ft / 290.8 sq m  
Garage = 233 sq ft / 21.6 sq m  
Total = 3364 sq ft / 312.4 sq m  
For identification only - Not to scale







## OUTSIDE

The house is set back from the quiet lane behind granite walls topped with hedging and trees, that then curve inwards forming a splay and arriving at a wooden five bar gate between granite gate piers opening onto a gravel driveway that leads to parking areas around the front of the house and also to the garage.

The gorgeous front elevation of the house overlooks a shaped lawned garden backed by stunning beds with large topiary box with a palm to its side. Below the boundary hedging are beds of agapanthus, hydrangeas, bluebells and many other pretty, flowering varieties of shrub. At the head of the driveway is a bed with tulips and pathways to either side of the drive then lead into other parts of the garden.

**GARAGE – 18'6" x 12'7"** Double timber doors to the front, three double glazed windows. To the side of the garage is a concealed wood store below a wonderful Monterey pine.

The main area of the garden is found to the southern side of the house where a broad slate terrace stands above a gorgeous well stocked bed with a lily pond, lavenders, heathers, palms and many other colourful flowering shrubs.

The sun terrace faces south over the expansive lawned garden with wonderful far reaching views beyond over many miles of countryside with various landmarks visible along the skyline. Below the beds and beside the lawn is a further gravel terrace and from here the lawns extend away from the house, bounded by deep griselinia hedging fronted by wonderful shaped beds filled with flowers, specimen shrubs, grasses and ornamental trees which meld together to create the most stunning setting.

Immediately to the west of the house is a pretty orchard with deep hedging and trees along its boundaries. To the north of this and to the west of the driveway is a further good sized level lawn that is ideal for children to play away from the more manicured surroundings at the southern side of the house. Along the edge of this piece of garden are raised growing beds, a germination bed and a timber greenhouse with a water tap outside.







GENERAL INFORMATION

**VIEWING** Strictly by prior appointment through:  
Lillicrap Chilcott, Landrian House,  
59-60 Lemon Street, Truro, Cornwall, TR1 2PE.  
Telephone: (01872) 273473. Facsimile: (01872) 273474.  
Website: www.waterfrontandcountryhomes.com  
E-mail: sales@lillicrapchilcott.com

**POST CODE** TR26 3HY.

**SERVICES** Mains water, electricity and gas. Private drainage. Whole house ventilation system.

**MOBILE PHONE COVERAGE** All major providers likely.

**BROADBAND** Standard broadband available – 17 Mbps download speed. 1Mbps upload speed.

**COUNCIL TAX BAND** G (see www.mycounciltax.org.uk).

**DIRECTIONS** Leave the A30 and follow the signs to Lelant, driving through the village until you see the Badger Inn pub on your right hand side. At this point, turn right off the main road, effectively continuing in a straight line signposted St Uny Church. As you approach the church, follow the road as it bends to the left and continue along Church Lane, passing West Cornwall Golf Course on the right hand side. Head uphill and the entrance to Boswinney is located just over the brow of the hill on the left hand side.

**AGENT’S NOTE 1** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**AGENT’S NOTE 2** Being a 1934 property, Boswinney has historically undergone a block test in 2014 at which point it was classified as Grade A/B.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm (available for viewings all day).



Nearby Porthkidney Beach



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[www.lillicrapchilcott.com](http://www.lillicrapchilcott.com) | 01872 273473 | email [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)

